



Memorandum

Date: October 12, 2017

To: Cottonwood Heights Planning Commission

From: Brian Berndt, Community and Economic Development Department

RE: ZTA-17-006 Text Amendment to Planned Development District (PDD) tier map

Request

Staff is proposing an amendment to the Planned Development District (PDD) tier map in Chapter 19.51 of the city's Municipal Code. The Planned Development District (PDD) zoning classification acts as a specialty zoning allowing property owners to design and formulate a specialize zoning for development of their property. The proposed PDD zoning ordinance is also established to allow for greater flexibility in the type, design and layout of land uses than do the standard zoning districts based on different areas of the city designated on the tier map. The map shows areas of the city along Fort Union and Wasatch Boulevards that allow the PDD zone to be used. The map labels different areas as overlay tiers for development standards and regulations.

Background

The PDD code was approved in February 2016 along with work being done on Fort Union and Wasatch Boulevards. The new code provides property owners an opportunity to establish a "custom-made zoning code" specifically for their development and encourage appropriate mixed-use development or redevelopment in key areas of the city. Development within the PDD zone is designed to promote employment and mixed-uses at suitable intensities and locations that support the integration of living and working uses with public transit and activity centers for shopping, entertainment and cultural arts. Also, PDD development encourages a more efficient use of land and project layout, design and construction that is sensitive to the immediate and surrounding areas and to support preservation of unique features and open spaces.

To determine where the PDD zone can be used, the ordinance establishing the code included a map (see attached as Exhibit A) with three (3) colored tiers on it. The three tiers signify areas along Wasatch and Fort Union Boulevards that can be used for this type of development and the associated development options related to different densities, building heights and other standards. The most intense development is anticipated in the Wasatch Boulevard Gravel Pit and is designated as tier one. Tier two (2) areas are along Fort Union Boulevard around heavier traffic areas that include, in some cases, intersections of area arterials

roads along Fort Union. Tier three (3) properties are those areas that connect the tier two (2) areas and are expected to be the least intensive of the PDD developments.

This proposal is to include properties north of Fort Union Boulevard along the west side of 1300 East to the on-ramp to I-215. The area currently supports office, apartment uses and a small pocket of single-family residential. Much of the area is already developed. However, there is a vacant 5.5 acre property in the middle of these other uses that is adjacent to the freeway and should have been included in the original proposal to create the PDD zone along with the other apartment and office properties.

Staff recommends that the planning commission consider the following and then pass on a recommendation to the City Council to:

1. The suggested map amendment expands the tier two (2) area to the north of Fort Union and West of 1300 East. This proposed change will only offer up the opportunity to use the PDD code but not grant any land use approvals. Applicants will still need to submit their development proposals to planning commission and City Council for final approvals.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the PDD Tier Map Amendment initiated by the city, application ZTA 17-006, based on the staff findings listed in the Staff Memo dated October 12, 2017:”

1. List any additional findings...
2. List and additions / changes

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the PDD Tier Map Amendment initiated by the city, application ZTA 17-006, based on the staff findings listed in the Staff Memo dated October 12, 2017:”

1. List any additional findings...
2. List and additions / changes

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Notice Title: Proposed Land Use Ordinance Amendment Planned Development District Amendment

Government Type: Cities

Entity: Cottonwood Heights

Body Name: Planning Commission

Notice Subject: Official Notices

Notice Type: Notice

Street Address: 2277 E Bengal Blvd.

Street Address continued:

City: Cottonwood Heights

Zip:

Start Date: October 18, 2017 06:00 PM

End Date:

Deadline Date:

Description / Agenda: Notice of Proposed Land Use Ordinance Amendment
Planned Development District Amendment

Notice is hereby given that the city of Cottonwood Heights will hold a public hearing before its Planning Commission to receive public comment on a proposed amendment to chapter 19.51 of its zoning ordinance (Planned Development District), to modify Map 19.51 (Planned Development District Areas and Tiers) by expanding the Tier-2 area.

The hearing will be held at the Cottonwood Heights City Hall (Room 5, council chambers), 2277 East Bengal Boulevard, Cottonwood Heights, UT 84121 on Wednesday, October 18th, 2017 at 6:00 p.m. or as soon thereafter as the matter may be heard.

If you are unable to attend the meeting, written comments will be accepted until Tuesday, October 17th at 12:00 p.m.

Any inquiries or written comments should be directed to Brian Berndt, Community and Economic Development Director, at 801-944-7066 or at bberndt@ch.utah.gov.

Posted 10/5/2017

Attest: Paula Melgar, City Recorder

ADA: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify Paula Melgar, City Recorder, at 801-944-7021 at least 24 hours prior to the meeting. If you would like to submit written comments on any agenda item they should be received by the City Recorder no later than Tuesday at noon. Comments can be emailed to pmelgar@ch.utah.gov

Electronic Participation: Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Councilmember will be on speakerphone. The speakerphone will be amplified so that the other Council Members and all other persons present in the Council Chambers will be able to hear all discussions.

Other:

Emergency Notice: No

Send copy of notice to:

Audio File Location:

Attachments: There are attachments associated with this notice.

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